



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

TR060358-(1)

**HEARING DATE**

08/03/2016

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 060358  
Housing Permit No. 201300009  
Environmental Assessment No. 200500125

# PROJECT SUMMARY

**OWNER / APPLICANT**

CDC / Abell Helou Homes

**MAP/EXHIBIT DATE**

03/29/2016

**PROJECT OVERVIEW**

The applicant requests a Tentative Tract Map to create 24 single-family lots and three private driveways/fire lanes on 2.5 gross (2.1 net) acres. The applicant also requests an administrative housing permit to set aside four (4) single-family lots for low-income households to receive a density bonus of (6) additional single-family lots, a 33 percent increase over the base number allowed by the zoning (18). As part of the housing permit, the applicant also requests two incentives: reduced lot areas and reduced lot widths. A total of 2,400 cubic yards of grading is proposed (900 cut, 1,500 fill).

**LOCATION**

1236 and 1244 Galemont Avenue, Hacienda Heights

**ACCESS**

Galemont Avenue

**ASSESSORS PARCEL NUMBER(S)**

8218-021-900; 8218-021-901; 8218-021-902; 8218-021-903; 8218-021-904

**SITE AREA**

2.5 gross (2.1 net) acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**LAND USE DESIGNATION**

H9 (Residential 9—0-9 dwelling units/ net acre)

**ZONE**

R-1 (Single Family Residence)

**PROPOSED UNITS**

24

**MAX DENSITY/UNITS**

9 DU/AC (18 units)

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the Hacienda Heights Community Plan
- Consistency with the Subdivision Map Act and Title 21 (Subdivisions) of the Los Angeles County Code
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.20.105 (R-1 Zone Development Standards)

**CASE PLANNER:**

Tyler Montgomery

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